

Residential Tenancies Board

Determination Order


Ref: DR0820-64310

In the matter of Conor Murphy [Applicant Landlord] and Alicides Rodrigues, Zuleika Belorte [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 13th day of March 2020 on the Respondent Tenants in respect of the tenancy of the dwelling at 77 Fortunes Lawn, Citywest, Dublin 24 is valid.
2. The Respondent Tenants and all other persons residing in the dwelling shall vacate and give up possession of the above dwelling within a period of 21 days from the date of issue of this Order or 10 days from the date that the Emergency Period (as defined by the Residential Tenancies Act 2020) expires, whichever is later.
3. The Respondent Tenants shall pay the total sum of €9,305.60 to the Applicant Landlord, in 30 equal instalments at the rate of €300 per calendar month, on the 9th of each month, followed by one further instalment of €305.60 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents the sum awarded with regard to rent arrears.
4. The enforcement of this Order for such payment of €9,305.60 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments of €300 or €305.60 with respect to the thirty first and final instalment made by the Respondent Tenants to the Applicant Landlord on each due date until such time as the total sum of €9,305.60 has been paid in full.
5. The Respondent Tenants shall also pay any further rent outstanding from the 1st day of December 2020 (being the day after the hearing date), at the rate of €1,522.50 per month or proportional part thereof at the rate of €50.50 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenants vacate the above dwelling.

6. The Applicant Landlord shall refund the security deposit received of €1,522.50 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 07 April 2021.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director